| 171.0 | 0001 | 0016.A | 1 of 1 | Commercial | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 429,000 / | 429,000 |
| | | | | | USE VALUE: | 429,000 / | 429,000 |
| | | | | | ASSESSED: | 429,000 / | 429,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 0 | -LOT | WOLLASTON AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GERMAINE LAWRENCE INCORPORAT |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 18 CLAREMONT AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ORDER OF SAINT ANNE - |
| Owner 2: | - |
| Street 1: | 18 CLAREMONT AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as Housing, Oth with a College Building built about 1928, having primarily Clapboard Exterior and Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 959 | 6151.000 | 5,800 | | 423,200 | 429,000 |
| Total Card | 0.141 | 5,800 | | 423,200 | 429,000 |
| Total Parcel | 0.141 | 5,800 | | 423,200 | 429,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 198172

**GIS Ref**

**GIS Ref**

**Insp Date**

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 171.0-0001-0016.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 959 | FV | 5,800 | 0 | 6,151. | 423,200 | 429,000 | | Year end | 12/23/2021 |
| 2021 | 959 | FV | 5,800 | 0 | 6,151. | 423,200 | 429,000 | | Year End Roll | 12/10/2020 |
| 2020 | 959 | FV | 5,800 | 0 | 6,151. | 423,200 | 429,000 | 429,000 | Year End Roll | 12/18/2019 |
| 2019 | 959 | FV | 5,800 | 0 | 6,151. | 417,100 | 422,900 | 422,900 | Year End Roll | 1/3/2019 |
| 2018 | 959 | FV | 5,800 | 0 | 6,151. | 320,400 | 326,200 | 326,200 | Year End Roll | 12/20/2017 |
| 2017 | 959 | FV | 5,800 | 0 | 6,151. | 302,300 | 308,100 | 308,100 | Year End Roll | 1/3/2017 |
| 2016 | 904 | FV | 5,800 | 0 | 6,151. | 278,100 | 283,900 | 283,900 | Year End | 1/4/2016 |
| 2015 | 904 | FV | 5,800 | 0 | 6,151. | 259,900 | 265,700 | 265,700 | Year End Roll | 12/11/2014 |

!13233!

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 16:30:53 |

**LAST REV**

| Date | Time |
|---|---|
| 09/17/19 | 15:04:00 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13233

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ORDER OF SAINT | 23866-214 | | 11/5/1993 | Mult Lots | 1,010,503 | No | No | | |
| | 5156-395 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 198172 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/17/1997 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 959 | Housing, Oth | | 6151 | | Sq. Ft. | Site | | 0 | 70. | 0.98 | 6 | | | | | | | | | 423,173 | | | | | | 423,200 | |

Total AC/HA: 0.14121 | Total SF/SM: 6151 | Parcel LUC: 959 Housing, Oth | Prime NB Desc ARLINGTON | Total: 423,173 | Spl Credit | Total: 423,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 47 - College | | |
| Sty Ht: | | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | | | |
| Frame: | | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | A - Very Good | | |
| Year Blt: | 1928 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | 10 | | |
| Prim Int Wal | 6 - Average | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | | | |
| % Heated: | | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | 0 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 35. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 35 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 70.00 |
| Size Adj.: | 1.00000000 |
| Const Adj.: | 0.95999998 |
| Adj $ / SQ: | 67.200 |
| Other Features: | 5000 |
| Grade Factor: | 1.77 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 8850 |
| Depreciation: | 3098 |
| Depreciated Total: | 5753 |

## COMMENTS

SUBDIVISION 1993 6151 S/F.

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: Line 1 | # Units | |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Totals | RMs: | 0 | BRs: | 0 | Baths: | HB |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| | | | |
| Totals | | | |
| 0 | | | |

## SKETCH

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| | | | | |

| | | | | |
|---|---|---|---|---|
| Net Sketched Area: | | Total: | | |
| Size Ad | | Gross Area | | FinArea |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 118.94 |
| Special Features: | 0 | Val/Su Net: | |
| Final Total: | 5800 | Val/Su SzAd | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

171.0-0001-0016.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |